946 Env 946 6268 COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 LEGAL DESCRIPTION A PARCEL OF LAND LOCATED IN SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 NORT RANGE 68 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO: A PART OF THE S.W. 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 2804946 11/06/2000 11:20A JA Suki Tsukamoto 1 of 1 R 10.00 D 0.00 Weld County CO SITE PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO COMMENCING AT THE WEST 1/4 CORNER OF SECTION 27 POINT OF COMMENCEMENT FREDERICK THENCE, S 23 30'10" E, 75.18 FEET TO THE POINT OF BEGINNING: WEST 1/4 CORNER SECTION 27 THENCE, S 89°15'01" E, 103.76 FEET TO A POINT; FINAL PLAT THENCE, N 89°40'59" E, 1051.30 FEET TO A POINT THENCE, S 69°18'01" E, 549.80 FEET TO A POINT THENCE, N 89°55'59" E, 262.00 FEET TO A POINT FOUND 3" ALUMINUM · **CENTERLINE OF A 50FT WIDE** THENCE, S 00°05'48" E, 68.84 FEET TO A POINT; CAP CDOT P.L.S. - DACONO **RIGHT-OF-WAY GRANT** THENCE, S 89°54'12" W, 149.66 FEET TO A POINT 18482.IN RANGE BOX. POINT OF BEGINNING NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27 RECEPTION NO. 1745409 BOOK 823. THENCE, S 00°05'48" E, 60.00 FEET TO A POINT; 1253.43 N 89'43'59" E THENCE, S 89°54'12" W, 83.15 FEET TO A POINT **CENTERLINE OF A 50FT WIDE** THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A SULLIVAN 30' DRAINAGE & \$ 6978'48 CENTRAL ANGLE OF 16°34'23", AN ARC LENGTH OF 117.15 FEET, THE CHORD OF WHICH **RIGHT-OF-WAY GRANT** BOOK 1444 PAGE 29 RECEPTION NO. 1745409 BOOK 823. — BEARS S 81°37'01" W. FOR A DISTANCE OF 116.74 FEET TO A POINT UTILITY EASEMENT N 89'40'59" E THENCE, ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 708.00 FEET, A UNPLATTED 165.36 CENTRAL ANGLE OF 1°51'09", AN ARC LENGTH OF 22.89 FEET, THE CHORD OF WHICH > 103.76° 303.19 165.31 BEARS S 72°24'15" W. FOR A DISTANCE OF 22.89 FEET TO A POINT: 589<sup>-</sup>58<sup>-</sup>59<sup>-</sup>E THENCE, N 18°31'20" W, 65.00 FEET TO A POINT: 25' DRAINAGE & 25.00' DRAINAGE & THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 773.00 .0.15 acres UTILITY EASEMENT **JUTILITY EASEMENT** FEET, A CENTRAL ANGLE OF 44°23'54", AN ARC LENGTH OF 599.00 FEET, THE CHORD VICINITY MAP OF WHICH BEARS S 49°16'43" W, FOR A DISTANCE OF 584.12 FEET TO A POINT; N 89'55'12" E THENCE, S 27°04'46" W, 60.40 FEET TO A POINT; LOT 7 N.T.S. DRAINAGE & UTILITY LOT 4 THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 745.00 FEET, A LOT 6 55,120 sq.ft. 43,560 sq.ft. LOT 2 43,560 sq.ft. 43,560 sq.ft. CENTRAL ANGLE OF 27°03'34". AN ARC LENGTH OF 351.85 FEET, THE CHORD OF WHICH 43,560 sq.ft. 1.27 acres 1.00 acres 50,786 sq.ft. BEARS S 13°32'59" W. FOR A DISTANCE OF 348.59 FEET TO A POINT: 1.00 acres 1.00 acres 1.00 acres O.S. 1 LOT 8 1.17 acres THENCE, S 00°01'12" W. 124.53 FEET TO A POINT: 21,178 sq.ft. N 89°55′59" E 262.00' THENCE, N 89°58'48" W, 989.29 FEET TO A POINT: 58,651 sq.ft. 0.49 acres THENCE, N 00°01'12" E, 1179.03 FEET TO THE POINT OF BEGINNING. 1.35 acres N89'54'12"E 232.82' CONTAINING 33.51 ACRES, 1,459,756 SQ.FT. MORE OR LESS 53,174 sq.ft. SITE DATA 583.78 N 89'39'12" E 0.18 acres N. BUTTERCUP CIRCLE 27.45 ACRES 25 LOTS PROPOSED STREETS 4.80 ACRES \_\_17<u>9.83</u>′ \_\_\_\_\_165.00' 1.26 ACRES **OPEN SPACE** 15.00' DRAINAGE & 50.00' R.O.W. UTILITY EASEMENT TOTAL 33.51 ACRES Tan=315.44 44,914 sq.ft. DRAINAGE EASEMENT NOTE: 15' LANDSCAPE, DRAIN-28,461 SQ. FT. AGE & UTILITY EASEMENT LOT 24 LOT 23 LOT 22 0.65 ACRES 44,596 sq.ft. **Dedication Statement** 1.) PROPOSED STREETS ARE WITHIN A PROPOSED 50' RIGHT-OF 43,560 sq.ft. O.S. 3 43,560 sq.ft. 43,777 sq.ft. 1.02 acres LOT 25 1.00 acres 1.00 acres 43,565 sq.ft. THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS 50.00' ROW 1.00 acres 1,250 sq. ft. 158 (20 L31 ) C64L35 BUTTERCUP DR L24 C62 C61 2.) ABUTTING LAND OWNED BY RH FREDERICK, LLC OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS 1.00 acres 0.03 acres -INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION **EASEMENT** 3.) OPEN SPACE TRACTS 1 THROUGH 6 ARE OWNED AND MAINTAINED BY OF COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1. O.S. 5 THE HOME OWNERS ASSOCIATION, THESE TRACTS ARE DEDICATED AS THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 5' DRAINAGE & 1,197 sq. ft. LANDSCAPE, UTILITY AND DRAINAGE EASEMENTS PER THIS DOCUMENT. COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR 0.03 acres 15' LANDSCAPE, DRAIN-PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE - 165<del>.0</del>0' ------173.95' --PERPETURAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION 4.) TRACT A SHALL BE DEDICATED TO THE TOWN OF FREDERICK AND AGE & UTILITY EASEMENT **10.00' UTILITY** MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY USED FOR WATER UTILITIES AND FIRE ACCESS. **ENTRY TRACT** EASEMENT SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF FREDERICK, COLORADO, IN FEE SIMPLE 1,250 sq. ft. **TYPICAL** 5.) BASIS OF BEARINGS: THE WEST LINE OF THE S.W. 1/4 OF SECTION 27 IS ABSOLUTE. FOR PUBLIC USES AND PURPOSES. ASSUMED TO BEAR N 00°01'12"E BETWEEN MONUMENTS SHOWN HEREON. 47,655 sq.ft. RH FREDERICK, LLC 1.09 acres .) AMENDMENT: STREET NAMES CHANGED, ADDED RIGHT-OF-WAY GRAN 43,560 sq.ft. 46,665 sq.ft. 1.00 acres 15.0 DRAINAGE N89"58'48"W **BOOK 823 RECEPTION NO. 1745409.** 1.00 acres 1.00 acres 1.07 acres I, DONALD J. GILLARD, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE AND UTILITY **EASEMENT (TYP.)** STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY 8.00' UTILITY EASEMENT MANAGER REPRESENTS THE RESULTS OF A SURVEY MADE ON 01-12-2000, BY ME OR UNDER MY CURVE TABLE DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT S. BUTTERCUP CIRCLE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000; AND THAT SAID PLAT CURVE LENGTH RADIUS DELTA CHORD BEARING CHORD SUBSCRIBED TO AND SWORN TO BEFORE ME THIS 20TH 165.00' 24.39' C15 165.00' HAS BEEN PREPARED IN FULL C1 117.15' 405.00' S81°37'01"W 16°34'23" DAY OF OCTOBER , 2000. COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING 60,004 sq.ft. S 89'39'12" W 428.34 C2 22.89' 708.00' S72°24'15"W 22.89 WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, 1.38 acres OF RUPEREDERICK, LLC C3 48.72' 200.00' N83°22'03"W 48.60 S89'39'12"W N89"39"12"E 61.10 101.32 \_\_151.00'\_ C4 102.44' 200.00' N61°42'56"W \_\_\_\_65.23' \_\_\_\_151.00' C5 101.38' 150.00' 38°43'25" N66°24'16"W 99.46 SITE DISTANCE \_L=351.85 C6 11.99' 150.00' 4°34'49" N88°03'23"W 11.99 WITNESS my hand and official seal. TRIANGE Ton=179.27 50.00' R.O.W. C7 88.79' 150.00' S72°41'44"W 87.50 Δ=27"03"34" 33°54'56" (TYPICAL OF 8) C8 75.77' 150.00' S41°15'58"W 74.97 76,522 sq.ft. C10 157.08' 100.001 90°00'00" S44°39'12"W 141,42' 1.76 acres N83°59'15"W 116.30 My commission expires: 4-26-01 C15 116.54' 525.00' 12°43'06" UNPLATTED LOT 16 C17 247.87 828.00 17°09'07' S35°39'20"W 246.94 46,820 sq.ft. 43,608 sq.ft. 43,754 sq.ft. 44,168 sq.ft. C18 171.59 800.00 12°17'20" S20°56'06"W 171.26 1.07 acres 1.00 acres 1.00 acres 1.01 acres C23 320.25' 828.00' 22°09'39" S58°46'38"W 318.26 S71°35'38"W 50.18 C24 50.19' 828.00' 3°28'22" C25 151.86' 525.00' 16°34'23" S81°37'01"W 151.33' 10' UTILITY Trustees Certificate **EASEMENT** S44°39'10"W 125.00' 176.78' C30 196.35 . 89°59'57" APPROVED BY THE TRUSTEES THIS 26 DAY OF OCT, A.D., 2000. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF, OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE C31 132.26' 175.00' 43°18'15" N68°41'41"W 129.14 N83°40'20"W C32 116.49 500.00' 116.23' ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, 264.75 S36°34'05"W C34 265.96' 803.00' 18°58'37' ALLEYS, BRIDGES. RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT. S81°37'01"W 144.12' C36 144.63' 500.00' 16°34'23" C37 190.42' 775.00' S20°02'27"W 189.94' SW CORNER SEC. 27 -FOUND 3" ALUMINUM 136.92' C41 137.40' 475.00' 16°34'23" S81°37'01"W **CAP MCRAY & SHORT** C42 628.03' 778.00' 46°15'03" S50°12'18"W 611.11 S. 7242 IN RANGE BOX S13°32'59"W 350.93 C43 354.21' 750.00' 27°03'34" S18°06'51"E 91.55 C48 93.03 150.00 35°32'06" 87.90 C49 89.21' 150.00' 34°04'33" S52°55'10"E P (0. Box 435 C50 157.08' 100.00' S45°20'48"E 141.42 Prederick, CO 80530 LEGEND S45°20'48"E 176.78 C51 196.35' 125.00' Clerk and Recorder LINE TABLE 803.00' S59°41'36"W 378.65 C52 382.24' LENGTH BEARING LINE C53 104.89' 475.00' N84°01'14"W 104.68' STATE OF COLORADO 12°39'08" SECTION CORNER COUNTY OF WELD N89°40'59"E 9.67 C54 156.23' 800.00' 11°11'20" S05°36'52"W 155.98' L2| L3 13.58 S47°02'33"E 44.85 C55 45.02' 150.00' S08°15'07"W I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS DAY OF **OPEN SPACE** L4 5.26 N89°39'12"E S21°49'21"W 26.00' C58 26.03' 150.00' 2000 A.D., AT - A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER L5 60.40 N27°04'46"E 51.68 NON-RADIAL C59 51.82' 200.00' 14°50'47" S82°33'25"E LINE TABLE 60.40 N27°04'46"E 54.52' C60 54.67' 211.00' 14°50'47" N82°33'25"W LENGTH BEARING 18.83 N76°59'53"W LINE C61 37.79' 200.00' S84°36'26"W 37.73' County Clerk and Recorder 50.00 N00°01'12"E L28 L10 60.40 S27°04'46"W C62 39.87' 211.00' N84°36'26"E 39.81 Futura Engineering Inc. L29 50.00 N89°58'48"W L21 28.00 15.00' N00°01'12"E C63 23.56' 7.50' 180°00'00" S00°01'12"W DRAWN: TWD 70.71 N45°01'12"E Engineering Consultants and Surveyors L30 19.89 N89°58'48"W L22 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT C64 23.56' 7.50' 180°00'00" N00°01'12"E 15.00' CHECKED: ABA IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY 68.00 N89°58'48"W L31 23.28 S75°08'01"E S80°09'07"E 53.10 1<sup>PROJ. NO.</sup> 0499001 C65 53.38' 150.00' 20°23'21" ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE L32 68.00 N89°58'48"W Final Plat L24 21.86 N89°58'48"W 12741 East Caley Avenue, Suite 126 OF CERTIFICATION SHOWN HEREON. 66.86 N89°58'48"W Englewood, Colorado 80111 - (303) 649-9292 L33 L25 50.00 N00°01'12"E GRAPHIC SCALE REVISIONS FAX (303) 649-9499 115.83 N89°58'48"W L34 70.71 S44°58'48"E ROAD ALIGN 3/15/00 319.72 N89°58'48"W 50.00 S89°58'48"E L27 FINAL PLAT TRACT A 3/17/00 street names 10/10/0 COUNTRY MEADOWS FARM SUBDIVISION FILING NO. 1 easement TOWN OF FREDERICK, WELD COUNTY: COLORADO ( IN FEET ) 1 inch = 100 ft.The state of the s RH FREDERICK, LLC